

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Orens Road, 950 ft. E of  
E of Golden Ring Road  
608 Orens Road  
15th Election District  
14th Councilmanic District  
Ronald D. Jewell, et ux  
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure a height of 18 ft., in lieu of the required 15 ft., for storage, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

WHEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of February, 1993 that the Petition for a Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure a height of 18 ft., in lieu of the required 15 ft., for storage, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The addition shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mm

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113, Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4396

February 10, 1993

Mr. and Mrs. Ronald D. Jewell  
608 Orens Road  
Baltimore, Maryland 21221

RE: Petition for Administrative Variance  
Case No. 93-217-A  
608 Orens Road

Dear Mr. and Mrs. Jewell:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES/mm  
encl.

Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County  
for the property located at 608 Orens Road  
which is presently zoned RS-1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, hereby petition for a Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure of 18' in lieu of the required 15'.

The undersigned, legal owner(s) of the property, hereby petition for a Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure of 18' in lieu of the required 15'.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above, herein, in advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County applicable to the property located at the above address.

Contact Person(s) Name: RONALD D. JEWELL  
Type of Petition: Administrative  
Signature: [Signature]  
Address: 608 Orens Road, Baltimore, MD 21221  
City: Baltimore State: MD Zip: 21221  
Attorney for Petitioner: 608 Orens Road, Baltimore, MD 21221  
Type of Petition: Administrative  
Signature: [Signature]  
Address: 608 Orens Road, Baltimore, MD 21221  
City: Baltimore State: MD Zip: 21221

REVIEWED BY: RT DATE: 1-5-93  
ESTIMATED POSTING DATE: 1-24-93

ITEM #: 93-217-A

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 608 Orens Rd  
City: Balt State: MD Zip: 21221

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: excessive hardship or practical difficulty

I am applying for variance clearance with adequate driveway storage shed standing in front of back driveway for 22' in length.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald D Jewell Norma Jewell  
Signature Signature  
RONALD D JEWELL NORMA JEWELL  
(Type or Print Name) (Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of January, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald D Jewell and Norma Jewell  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal

1-4-93  
Date

My Commission Expires: 12-6-94

THE DESCRIPTION

ZONING DESCRIPTION FOR 608 Orens Rd  
(Address)

Beginning at a point on the NORTH side of 608 Orens Rd (name of street) which is 150 (number of feet of right-of-way) wide at the distance of 150 (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street 11th St (name of street) which is 50 (number of feet of right-of-way width) wide. "Being lot (number of lot) Block 1, Section 1 in the subdivision of 11th St (name of subdivision) as recorded in Baltimore County Plat Book 113, Folio 113, containing 6.32 (number of total square feet or acres in lot) Also known as 608 Orens Rd and located in the 15th Election District. (Property address)

Certificate of Posting, 93-217-A

Date: 1/2/93

Date: 1/2/93

Post for: Variance

Petitioners: Ronald & Norma Jewell

Location: N/S Orens Rd. (608) 920' E/Golden Ring Rd

Sign: Posting roadway on property of Petitioner

Matthew L. [Signature]

1- sign

Date of R/S: 1/22/93

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 130443  
DATE: 1-5-93 ACCOUNT: R-001-6150  
AMOUNT: \$ 65.00  
RECEIVED FROM: ITEM # 225  
FOR: Adm. Variance 608 Orens Rd  
DISTRIBUTION: 040040073MCHRC \$65.00  
VALIDATION OR SIGNATURE OF CARRIER: 93-217-A

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number:

receipt

Date:

1-5-93  
PUBLIC HEARING FEES: 0.00 OTHER: 0.00 PRICE: 0.00  
10% - ZONING VARIANCE: 0.00 10% - ADVERTISING: 0.00 10% - POSTING: 0.00 10% - ADVERTISING: 0.00  
LAST NAME OF OWNER: JEWELL TOTAL: 0.00

Cashier Validation

Please Make Checks Payable To: Baltimore County

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

January 25, 1993

(410) 887-3353

Mr. and Mrs. Ronald Dale Jewell  
608 Orens Road  
Baltimore, MD 21221

RE: Case No. 93-217-A, Item No. 225  
Petitioner: Ronald Dale Jewell, et ux  
Petition for Administrative Variance

Dear Mr. and Mrs. Jewell:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.





701 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
5th day of January 1993.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*W. Carl Rickman Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Ronald Dale Jewell, et ux  
Petitioner's Attorney:

93-217-A 2-8-93

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: January 20, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee  
(January 19, 1993)

The Office of Planning and Zoning has no comments on the following petition(s):

William and Jeanette Clark, Item No. 221  
Zigmas and Ona Buzevicius, Item No. 224  
Ronald and Norma Jewell, Item No. 225  
Steven and Deborah Benson, Item No. 226  
Louis Slabotinek, Item No. 232  
Jack J. Basel, Item No. 234

If there should be any further questions or if this office can provide additional  
information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Francis Morsey*

Division Chief: \_\_\_\_\_

PK/FM:rdn

221.2AC/2AC1



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

1-13-93

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \* 225 (KT)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it  
does not access a State roadway and is not effected by any State Highway Administration  
projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

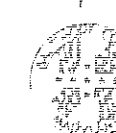
Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Bob Small, Chief  
Engineering Access Permits  
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717



701 East Popple Road Suite 902  
Towson, MD 21206-5509

JANUARY 13, 1993

Call 887-3353

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: RONALD DALE JEWELL AND ONA JEWELL  
Location: 8608 OFFICE ROAD

Item No.: \*225 (KT) Filing Date: JANUARY 19, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *Carl J. P. Smith*  
Planning Division  
Special Inspection Division

JP/EEK

1/19/93

93-217-A  
Admin  
MD

DPW/Developers Engineering Division (Public Services) 01/27/93  
Development Review Committee Response Form  
Authorized signature *Demetrius A. Kennedy* Date 2/1/93

Project Name	Waiver Number	Zoning Issue	Meeting Date
Zigmas J. And Ona E. Buzevicius	224	1-19-93	NC
RONALD D. AND NORMA J. JEWELL	225		NC
STEVEN P. AND DEBORAH J. BENSON	226		NC
Deereco Limited Partnership	227		NC
JAMES R. AND CECILE MYRICK	228		NC
Goucher Woods Development, Inc.	229		NC
CONNELLY FUNERAL HOME	230		Comment
Orville M. Jones	231		NC
Louis A. Slavotinek	232		NC
Jack J. Basel	234		NC
COUNT 10			
G & R No. 3, Inc.	233	1-25-93	
Congregation Darchei Tzedek, Inc.	235		comment

DPW/Traffic Engineering 01/27/93  
Development Review Committee Response Form  
Authorized signature *Rake j Family* Date 2/1/93

Project Name	Waiver Number	Zoning Issue	Meeting Date
Zigmas J. And Ona E. Buzevicius	224	N/C	1-19-93
RONALD D. AND NORMA J. JEWELL	225	N/C	
STEVEN P. AND DEBORAH J. BENSON	226	N/C	
Deereco Limited Partnership	227	W/C	
JAMES R. AND CECILE MYRICK	228	N/C	
Goucher Woods Development, Inc.	229	W/C	
CONNELLY FUNERAL HOME	230	W/C	
Orville M. Jones	231	W/C	
Louis A. Slavotinek	232	W/C	
Jack J. Basel	234	N/C	
COUNT 10			
G & R No. 3, Inc.	233	N/C	1-25-93
Congregation Darchei Tzedek, Inc.	235	W/C	

Department of Environmental Protection & Resource Management 01/27/93  
Development Review Committee Response Form  
Authorized signature *K. P. Kelly* Date 2-1-93

Project Name	Waiver Number	Zoning Issue	Meeting Date
Joseph K. And Alva A. Pokorny	216	1-04-93	Written comments
COUNT 1			
Worthington Place L.P.	219	1-11-93	No comments
John F. Moore	223		Written comments
COUNT 2			
Zigmas J. And Ona E. Buzevicius	224	1-19-93	No comments
RONALD D. AND NORMA J. JEWELL	225		No comments
STEVEN P. AND DEBORAH J. BENSON	226		No comments
Deereco Limited Partnership	227		No comments
JAMES R. AND CECILE MYRICK	228		In process
Goucher Woods Development, Inc.	229		No comments
CONNELLY FUNERAL HOME	230		No comments
Orville M. Jones	231		Written comments

PZ/Strategic Planning (Design Review Section) 01/27/93  
Development Review Committee Response Form  
Authorized signature *Francis Morsey* Date

Project Name	Waiver Number	Zoning Issue	Meeting Date
J.F.O. Holding Corporation	213	Comment	1-04-93
JOSEPH K. AND ALVA A. POKORNY	216	Comment	
COUNT 2			
Worthington Place L.P.	219	Comment	1-11-93
AAI Corporation	220	Comment	
JOHN F. MOORE	223	Comment	
COUNT 3			
Zigmas J. And Ona E. Buzevicius	224	NC	1-19-93
RONALD D. AND NORMA J. JEWELL	225	NC	
STEVEN P. AND DEBORAH J. BENSON	226	NC	
Deereco Limited Partnership	227	Comment	
JAMES R. AND CECILE MYRICK	228	Comment	
Goucher Woods Development, Inc.	229	Comment	



Baltimore County Government  
Office of Zoning Administration  
and Development Management

141 West Chesapeake Avenue  
Towson, MD 21204

JANUARY 13, 1993 (410) 887-3353

**COPY**

Ronald and Norma Jewell  
608 Orems Road  
Baltimore, Maryland 21221

Re: CASE NUMBER: 93-217-A  
LOCATION: R/S Orems Road, 950' E of c/l Golden Ring Road  
608 Orems Road  
15th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before January 24, 1993. The closing date (February 8, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

1/31  
Arnold Jablon  
Director

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

June 20, 1986

Mr. Daniel Menchel  
Commercial Accounts Examiner  
Lawyers Title Insurance Corporation  
Third Floor, Provident Financial Center  
114 E. Lexington Street  
Baltimore, Maryland 21202

Re: Goldentree Section 5  
Orems Road

Dear Mr. Menchel:

This is to confirm the conclusions reached as a result of the review of data by the Office of Law regarding the necessity for the legal closing of the 50-foot wide strips of property between the lots shown on the old Plat No. 1 of Sunnyside, 31/121.

My followup conversation with Mr. Stanley Shapiro of the Office of Law to clarify his letter of April 28, 1986 revealed that although he did not agree with all of the data submitted, the conclusion reached was the same as yours. A legal road closing will not be required for the 50-foot strips. These areas may be eliminated by the recording of a new plat.

Since the lot adjacent to one of these 50-foot strips has been developed, Mr. Shapiro indicated to me that this adjacent property owner may have some rights into the 50-foot strip.

We are, therefore, requesting that the Developer attempt to resolve this matter privately with the adjacent property owner. We believe it to be in the best interests of all parties involved to resolve this issue now and eliminate any possible future difficulties.

Very truly yours,  
Robert E. Covahay, P.E., Asst. Chief  
Bureau of Public Services

REC:jha

cc: Goldentree Dev. Co., P.O. Box 5890, Balto., Md., 21208, Attn: Mr. Hess  
Stanley Shapiro  
Susan Carroll  
Edward A. McDonough  
File

ATTORNEY AT LAW  
417 1/2 EASTERN BOULEVARD  
BALTIMORE, MARYLAND 21221  
(301) 391 0207

March 29, 1989

Mr. Kenneth F. Spence, III, Esquire  
MILES & STOCKBRIDGE  
401 Washington Avenue  
12th Floor  
Towson, Maryland 21204

RE: Jewell vs. Goldentree Development

Dear Mr. Spence:

Enclosed is a Quitclaim Deed and Mutual Release signed by my clients in the presence of a Notary Public.

Also enclosed is a Stipulation of Dismissal executed by myself.

Pursuant to your instructions in your letter of March 27, 1989, I am holding the check for \$10,000.00 until I have acknowledged your receipt of the documents.

The next time I see Mr. Davis at the Land Record Office, I will advise him to send his bill directly to you for payment.

Please send me a copy of the Mutual Release after it is signed by your client.

I assume that you will be filing the Stipulation of Dismissal With Prejudice upon receipt.

Sincerely,  
Dennis M. Jaworski  
DMJ:lsb  
CC: Mr. & Mrs. Jewell

THIS QUITCLAIM DEED, Made this 11th day of March, 1989, from RONALD D. JEWELL and NORMA J. JEWELL, his wife, Grantors, to GOLDENTREE DEVELOPMENT COMPANY, a Maryland general partnership, Grantee.

The Grantors, for a consideration of \$ (which is the actual consideration paid or to be paid, grant, convey, release assign and quitclaim to the Grantee, its successors and assigns, all of the Grantors' right, title, interest and estate in and to all that parcel of land situate in the 15th Election District of Baltimore County, State of Maryland, described as follows:

All that parcel of land, 50 feet wide, more or less, for its full length, located between Lots 5 and 6 as shown on Plat No. 1 of Sunnyside recorded among the Land Records of Baltimore County in Plat Book RJS No. 13 folio 21, land in a northerly direction from Orems Road, said parcel of land being referred to as a proposed road 50 feet in width in a Deed dated November 10, 1983 and recorded among the Land Records of Baltimore County in Liber BHK, Jr. No. 6624 folio 475 from James John Olenick and Mary Ann Olenick, his wife, to the Grantors herein and being part of all that tract of land described in a Deed dated May 31, 1978 and recorded among said Land Records in Liber BHK, Jr. No. 5893 folio 397 from BTR Realty, Inc. to the Grantee herein.

Grantors do hereby further release and relinquish any right to the use in common, or otherwise, of said parcel of land, for ingress and egress or any other purpose whatsoever.

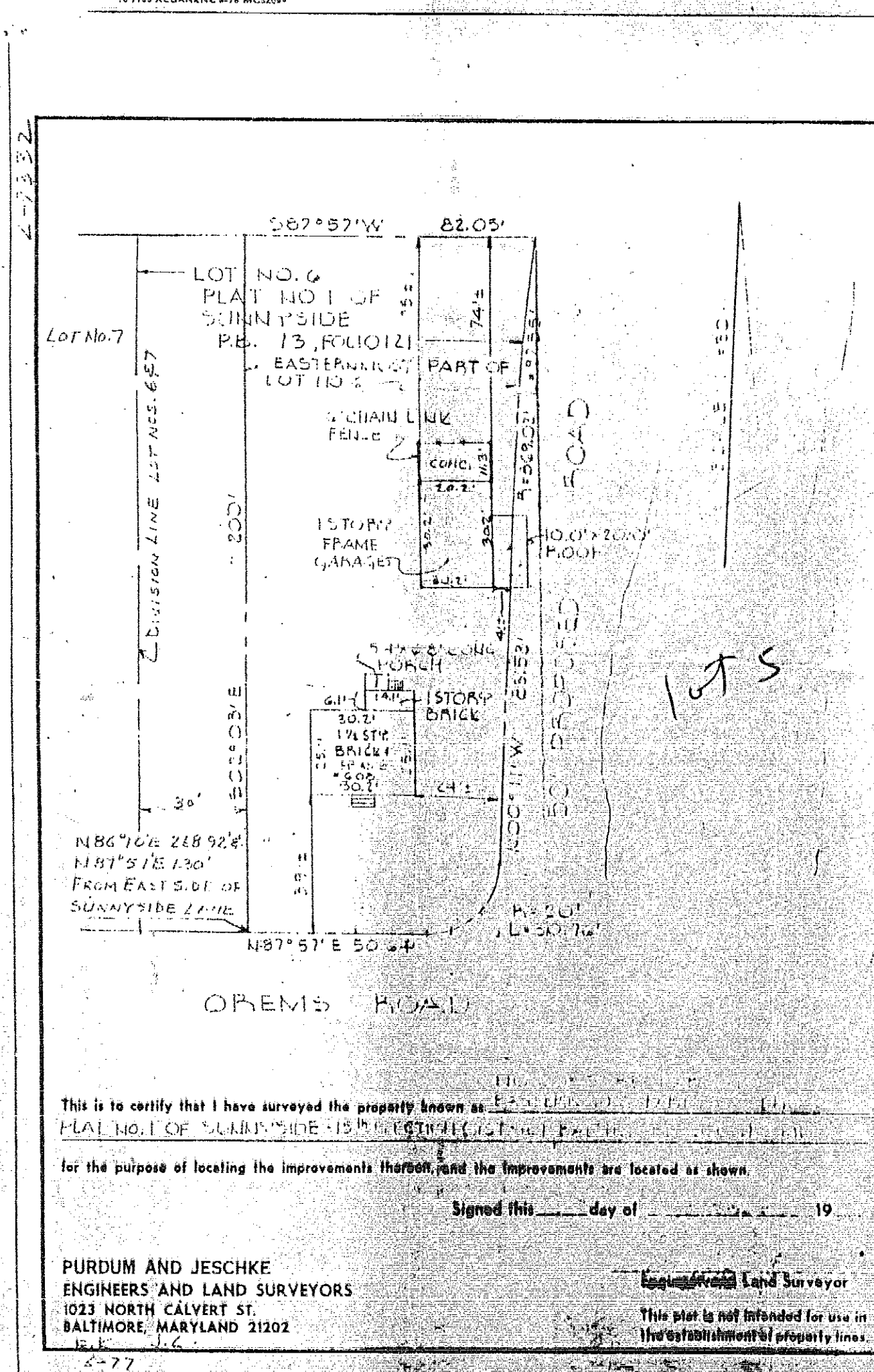
Together with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

WITNESS the hand and seal of the Grantors.

WITNESS:  
RONALD D. JEWELL (SEAL)  
NORMA J. JEWELL (SEAL)

STATE OF MARYLAND, BALTIMORE, to wit:  
I HEREBY CERTIFY, that on this 11th day of March, 1989, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared RONALD D. JEWELL and NORMA J. JEWELL, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and further acknowledged said instrument to be their act, and in my presence signed and sealed the same.

My Commission expires: 7/1/90







ITEM# 225.

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION STEMMERS RUN	SHEET N. E. 3-G
DATE OF PHOTOGRAPHY JANUARY 1986		